

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>City of New York Department of Housing Preservation and Development</u> PHA Code: <u>NY110</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/1/2010</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>N/A</u> Number of HCV units: <u>29,666</u>												
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
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PHA 2:													
PHA 3:													
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <i>To improve the availability, affordability, and quality of housing in New York City by using a variety of preservation, development, and enforcement strategies. As the nation's largest municipal housing agency, HPD works with private, public, and community partners to strengthen neighborhoods and enable more New Yorkers to become homeowners or to rent well-maintained, affordable housing.</i>												

5.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>HPD intends to use its Section 8 funds to accomplish the following:</p> <ol style="list-style-type: none"> 1. To provide assisted families and individuals with supportive services to prevent homelessness. <ol style="list-style-type: none"> a. <i>HPD will utilize a special preference category for homeless and near homeless individuals</i> b. <i>HPD will utilize Community Based Organizations to assist tenants who are in danger of losing their voucher, including elderly and disabled tenants, to maintain compliance with Section 8 Rules and Obligations</i> 2. To develop homeownership opportunities for Section 8 recipients. <p><i>HPD will continue to encourage FSS participants to participate in the homeownership program.</i></p> 3. To continue efforts to help families achieve economic independence through the Family Self-Sufficiency Program as part of the Mayor's Center for Economic Opportunity. <p><i>HPD will continue efforts to encourage active engagement by participants in the FSS program. Currently, HPD has 1,664 FSS participants</i></p> 4. To use project-based rental assistance to respond to the critical shortage of affordable housing in New York City. <p><i>HPD intends to use project-based vouchers in order to ensure affordable housing for elderly and disabled New Yorkers. Currently, HPD has 1,286 units in its PBV portfolio in various stages of completion.</i></p> <p>HPD has met and exceeded one of the short term goal identified in previous 5 year plan:</p> <p>To streamline operations to improve effectiveness and service to both recipients and owners.</p> <p><i>HPD has developed many forms and notices in order to better communicate policy and procedures of the Section 8 program. HPD has also created a semi-annual landlord newsletter HAP HAPPENINGS. This year, HPD will implement a Landlord Partner Portal which will allow landlords to access their HAP registers and view HQS notices and inspection checklists online.</i></p> 5. To continue to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking. <p>HPD will continue to provide vouchers to women exiting Domestic Violence shelters. In addition, HPD, in accordance with the Violence Against Women Act (VAWA) will continue to issue emergency move vouchers to victims of domestic violence and grant reasonable accommodations request in order to further assistance victims of domestic violence.</p>
6.0	<p>PHA Plan Update</p> <ol style="list-style-type: none"> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: N/A-HPD has not revised any elements since the last PHA Plan Submission. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <p>The public may obtain copies of the 5-Year and Annual PHA Plan by visiting our Client Services Office 100 Gold Street Rm. 1-0 New York, NY 10038</p>

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p><i>In order to be able to apply for a homeownership voucher, a participant must:</i></p> <ol style="list-style-type: none"> 1. <i>Must be in full compliance with Lease and program Requirements</i> 2. <i>Must be a participant in the FSS Program</i> 3. <i>Must not owe HPD any funds under a repayment agreement</i> 4. <i>Must be a first time homebuyer</i> 5. <i>May be required to enroll in a First Home Club and/or Home Buyers Club</i> 6. <i>Must have a minimum income equivalent to 2000 hours of annual full time work at Federal Minimum Wage. Public Assistance income may not be used for meeting this requirement (except for households in which the Head or spouse is elderly or disabled).</i> 7. <i>Must contribute at least one percent of the purchase price from his or her own resources</i> 8. <i>Must not have defaulted on a mortgage to purchase a home under the homeownership option of any PHA</i> 9. <i>Must be employed full time (30 Hours or more weekly) continuously during the year prior to commencement of homeownership assistance</i> <p>HPD also has its own Division of Homeownership that works with the agency's citywide development projects. The staff has extensive financial experience and expertise, and established relationships with the homeownership industry, and has been instrumental in assisting Section 8 Homeownership participants with downpayment assistance and counseling. HPD currently has 12 participants with a homeownership voucher. HPD continues to work with FSS Participants to encourage participation in the homeownership program.</p> <p>Project-Based Vouchers</p> <p>HPD is expanding the supply of assisted housing by administering Project-Based Vouchers. HPD selects developments that will supply housing to the elderly, disabled or low-income households. Currently, HPD has 1,268 project-based units in its portfolio, at various stages of completion (e.g., AHAP, HAP).</p> <table border="1" data-bbox="349 724 906 850"> <thead> <tr> <th>Neighborhood/ Borough</th><th>Units</th></tr> </thead> <tbody> <tr> <td>Manhattan</td><td>380</td></tr> <tr> <td>Brooklyn</td><td>266</td></tr> <tr> <td>Bronx</td><td>583</td></tr> <tr> <td>Staten Island</td><td>39</td></tr> </tbody> </table>	Neighborhood/ Borough	Units	Manhattan	380	Brooklyn	266	Bronx	583	Staten Island	39
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8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>										
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>N/A</p>										
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>N/A</p>										
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>N/A</p>										

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The chart below illustrates the housing needs of families in our jurisdiction. The overall column reflects the number of renter families in our jurisdiction that have housing needs in each category. For each of the remaining characteristics, the impact of the factor on housing needs for each family type indicated is ranked from 1 to 5, with 1 being "no impact" and "5" being "severe impact". The chart below correctly identifies the need in our jurisdiction to have quality, affordable housing.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ability	Size	Location
Income ≤ 30% of AMI	763,767	5	5	4	3	3	4
Income >30% but ≤50% of AMI	427,901	5	5	4	3	3	4
Income >50% but ≤80% of AMI	518,464	5	5	3	3	3	3
Elderly	654,967	5	5	4	4	2	3
Families with Disabilities	NA**	5	5	3	4	3	3
Hispanic	723,710	5	5	4	1	3	4
African-American	696,872	5	5	4	1	3	4
Asian	321,283	5	5	4	1	3	4
White	1,340,617	5	5	4	1	3	4
Other	19,773	5	5	4	1	3	4

Primary Source for Data: 2008 New York City Housing and Vacancy Survey (HVS), a triennial study that reveals a synopsis of the City's housing market, providing a key data on housing availability, affordability and condition.** Please refer to the City's Year 2009 Consolidated Plan for detailed information related to the housing needs of families with disabilities.

Note: For a complete discussion of the City's housing needs, please refer to the City's Year 2009 Consolidated Plan.

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

HPD plans to address Housing need by maximizing the number of Affordable housing units available to the PHA by continuing to market the Section 8 program to owners, particularly those outside of the minority and poverty concentration. HPD will also continue to apply for special purpose vouchers Veterans Affairs Supportive Housing (VASH). HPD will continue to provide real estate tax incentives for new construction and substantial rehabilitation of the city's housing stock. HPD will continue to help the neediest of New Yorkers by maintaining a special preference category for homeless households in need of enhanced services.

Additional Information. Describe the following, as well as any additional information HUD has requested.

- (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.
- (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

- A)
1. HPD continues to promote increased participation in the Family Self-Sufficiency Program to help families become financially independent of Section 8 Assistance. To date, HPD has 1,666 HCV participants in the program.
 2. HPD continues to maintain the affordability of converted Mitchell Lama properties by offering residents enhanced Section 8 vouchers. Currently, HPD has over 6,000 enhanced units in its portfolio
 3. In 2008, HPD implemented a Project-Based Voucher program with the intent to help partner with developments who will serve our most vulnerable population of individuals who are Elderly, disabled or receiving social services. To date, HPD has 1,268 Project-based developments in its portfolio in various stages of completion.

B)

Significant Amendment-HPD defines a significant amendment as any change in the PHA Plan which greatly contradicts the goals and policy of HPD, especially any changes in policy concerning preference categories, program eligibility, wait list, etc.

Substantial Deviation/modification- HPD defines substantial deviation/modification as any change in policy with either extensive programmatic or financial effects on HPD's program

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011
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**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 7/2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.


City of New York
 Department of Housing Preservation & Development
 PHA Name

N.Y. 110
 PHA Number/HA Code

☒ 5-Year PHA Plan for Fiscal Years 2010 - 2015

☐ Annual PHA Plan for Fiscal Years 20__ - 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Rafael Cestero	Commissioner, City of NY, Dept of Housing Preservation & Development
Signature	Date
	4/9/10

APRIL 6TH 2010 RESIDENT ADVISORY BOARD MEETING
COMMENTS ON THE 2010 AGENCY PLAN AND HPD'S RESPONSES

Attendance:

New York City Housing Preservation and Development: Alexandra Warren
Kim Romano, Ja' Net Del Valle

Resident Advisory Board (RAB) members: Catheline Bradley, Crecencia Latimer, Juana Torres, Melba Valencia, Gerard Adams, and Dailea Miller.

RAB member comment: I applaud the new Social Security Number requirement. It will help prevent fraud so more people can get Section 8.

HPD clarified that this new requirement is a HUD regulation.

RAB member comment: I would like further information regarding Project-based voucher program.

HPD response: A full list of project-based voucher developments in HPD portfolio is listed on HPD website.

RAB member comment: Case Managers are overworked. HPD should allow participants to volunteer to respond to phone calls and work in Client Services.

HPD response: Thank you for your suggestion. HPD will look into the matter.

No specific comments were made regarding the 2010 Annual PHA Plan.